



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

October 26, 2005

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PRESENT: Commissioners Byers, de la Fe, Hall, Hart, Koch, Lawrence, Lusk, Wilson

ABSENT: Commissioners Alcorn, Harsel, Hopkins, Murphy

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The meeting was called to order at 8:19 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

On behalf of Commissioner Harsel, Vice Chairman Byers announced that the joint Planning Commission/School Facilities Committee would meet at 7:30 p.m. on Wednesday, November 9, 2005, in the Board Conference Room to receive a briefing on the Fairlee/Metro West development. He said the public was invited to attend the meeting.

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Commissioner de la Fe noted that the Planning Commission's Transportation Committee had met earlier this evening to receive a briefing on the Transportation Element of the Policy Plan update. He said the Committee would continue its discussions in January. He indicated that a list of public meetings about the Transportation Plan Update to be held in November was posted on the Fairfax County Department of Transportation website.

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RZ 2005-SU-007 - CARL BERNSTEIN, TRUSTEE AND HORACIO MAGALHAES, TRUSTEES

(Decision Only)

(Public Hearing held on October 19, 2005)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-SU-007, SUBJECT TO THE PROFFERS DATED OCTOBER 24, 2005.

Commissioner Hart seconded the motion which carried by a vote of 7-0-1 with Commissioner Hall abstaining; Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE.

Commissioner Hart seconded the motion which carried by a vote of 7-0-1 with Commissioner Hall abstaining; Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG A PORTION OF THE SOUTHERN PROPERTY BOUNDARY.

Commissioner Hart seconded the motion which carried by a vote of 7-0-1 with Commissioner Hall abstaining; Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

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FS-H05-32 - T-MOBILE, 8521 Leesburg Pike

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA ITEM" ON FS-H05-32, T-MOBILE.

The motion carried unanimously with Commissioner Koch not present for the vote; Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

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FSA-H97-43-1 - NEXTEL, 2300 Dulles Corner Boulevard

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND THAT FSA-H97-43-1 IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND IS CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION, AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

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FS-L05-34 - FAIRFAX COUNTY DEPARTMENT OF COMMUNITY AND RECREATION SERVICES, 6300 Beulah Street

Commissioner Lusk MOVED THE PLANNING COMMISSION FIND THAT FS-L05-34 IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN, AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

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AR 91-D-006 - THE EAGLE FAMILY LIMITED PARTNERSHIP

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE AR 91-D-006 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE EAGLE II LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED OCTOBER 12, 2005.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

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AR 96-S-002 - NILA M. CASTRO

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE AR 96-S-002 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE CASTRO LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED OCTOBER 12, 2005.

Commissioners Hall and de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

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AR 88-S-001-02 - JOHN T. KINCHELOE

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE AR 88-S-001-02 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE PODOLNICK LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED OCTOBER 12, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

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SE 2005-HM-004 - GREAT FALLS HERITAGE PARTNERS, LLC

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-HM-004, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 26, 2005.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENTS ALONG THE ROUTE 7 FRONTAGE OF THE SITE.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON ALL PROPERTY BOUNDARIES TO THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS ON ALL PROPERTY BOUNDARIES TO THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE REQUIREMENT TO ACCOMMODATE SERVICE VEHICLES AT A SIDE OR REAR ENTRANCE AS SET FORTH IN PARAGRAPH 3 OF SECTION 9-308.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE REQUIREMENT TO PROVIDE A MINIMUM 100 FOOT BUILDING SETBACK FROM THE NORTH AND SOUTH PROPERTY LINES AS SET FORTH IN PARAGRAPH 5 OF SECTION 9-308.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

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SE 2005-PR-006 - ROBERT C. COLE AND MARY ALICE COLE

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON SE 2005-PR-006 TO A DATE CERTAIN OF NOVEMBER 9, 2005, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Hopkins, and Murphy absent from the meeting.

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The meeting was adjourned at 9:11 p.m.
John R. Byers, Vice Chairman